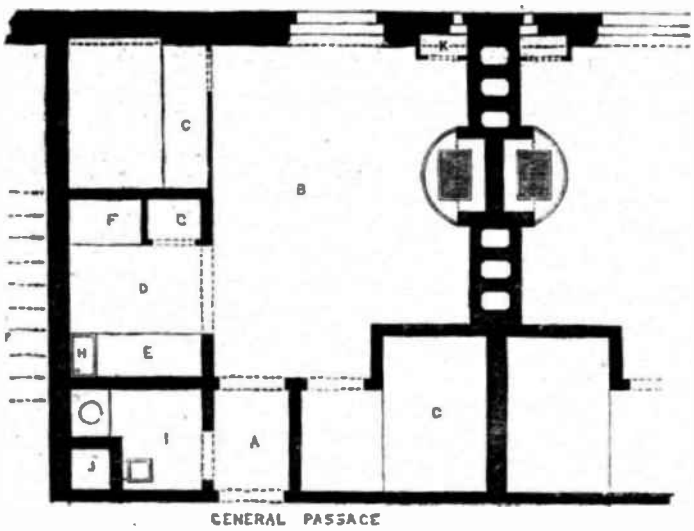
## LUMSDEN'S MODEL DWELLINGS FOR WORKING CLASSES.

MR. JAS. WYLSON, ARCHITECT.




*References to Fig.* 1.

A Entrance lobby.
B Main apartment
C C Bed closets.
D Scullery.
E Dresser.
F Coal-box.
G Cupboard.
H Sink.
I W. C.
J Dust-shaft.
K Larder.

*Fig.* 1.

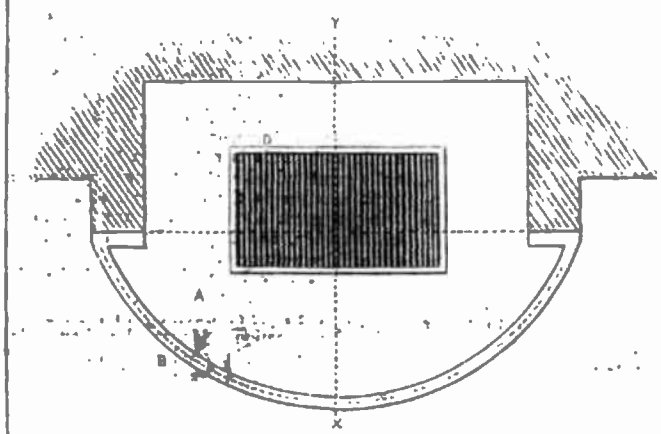



*Fig.* 2.

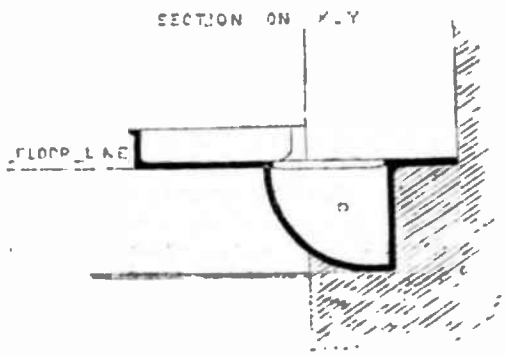



*Fig.* 3.

*References to Figs.* 2 *and* 3.

A Hearth.
B Fender cast with it.
C Ash-pit.
D Moveable grating, to save cinders.

sides, communicating with the rooms on the mezzanine story, and the librarian's apartments; and reception room, and apartments for the director &c.

Ascending from the hall by a staircase on each side the entrance lobby, which joins in a central flight between Ionic columns, seen in our illustration, you arrive at the principal floor, containing the great room, or museum, already mentioned.

At the north and south ends are model rooms, 65 feet by 25 feet, connected with the principal museum, and each containing a gallery. The upper story of the building contains at the south end an office, for the disposal and exhibition of mining records (68 feet by 24 feet), and other papers connected with geological science, with the necessary accommodation for the draughtsmen required in this department.

At the north end on this story are situated the laboratories, balance-room, apartments for the professor, and the requisite accommodation for the pupils of the chemical classes. These laboratories have direct communication (by means of a hydraulic lift), with a fire-proof room in the basement story, containing an assay furnace.

The building has been erected from the design of Mr. Jas. Pennethorne, architect, at a cost of 30,000*l*., and is highly creditable to his knowledge and taste. Mr. John Kelk was the builder. The arrangements for warming and ventilating have been made under the direction of Mr. Sylvester.

## LUMSDEN'S MODEL WORKMEN'S DWELLINGS.

ENOUGH details have been published respecting the generally-comfortless condition of the homes of the working classes, to render the subject a familiar one to those to whom it is most personally interesting, namely, landlords and tenants. Where there is not perfect privacy in a dwelling, proper self-respect, if it have existed, must give way; and if it have not existed, can never spring up: where the decencies of life cannot be observed, morality cannot but break down; where the structural arrangements are not calculated to promote and preserve cleanliness and order, any attempts at these will prove futile, the love and pride of home will ere long be discouraged, and recklessness and degradation in due course ensue. It becomes thus obvious, that to the well-disposed portion of the labouring community, a better order of dwellings, in which they could enjoy the maximum of comfort of which their sphere is capable, and where they could rear their families without fear of contamination, moral or physical, must be an inestimable boon, and be hailed with feelings of pleasure and hope; and that to landlords, well disposed towards improving the social condition of the humbler classes, the exercise of the best philanthropy is peculiarly theirs; and that if it be granted that these classes are susceptible of moral amelioration, there is every reasonable prospect of their efforts meeting with an encouraging return. It has been stated that mechanics' institutions are not used by those for whom they were specially intended: if it be considered how incompatible a disorderly house is with the beneficial prosecution of studies, it will be plain enough where the drawback lies, and where the primary step should have been taken. Give the workingman a sanctum in his own dwelling, and, so far from the tavern possessing superior charms in his eyes, it will sink in his estimation: he will become too proud to be seen there, and find, instinctively, something in his home which yields him a meed of honour more heart-satisfying than his pot-participators can afford.

It seems hard, however, to induce the first step in any radical change: a certain amount of courage is wanted to enable one to take any step which is at wide variance with established usage. There may be perfect confidence in the rectitude of the course, but there are doubts whether society is ripe for the innovation,—doubts whether the class proposed to be benefited are ready to hail and appreciate it, or to blight it in the bud with listless insensibility or dogged stubbornness; and there is, besides, the opposition of those who find their interest in the state of things existing. The first pioneer must fix his eye steadily on the beautiful landscape in the distant horizon, undiscouraged by, if not insensible to, the dreary waste which intervenes. To carry out, on the extended scale which is necessary, a thorough reform in the system of dwellings for the labouring population, it is obvious that the principle of joint-stock must come into

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